

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 14461, of the George Washington University, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 to continue to operate a parking lot in an R-5-C District at the premises 700-18 - 23rd Street, 2301-29 G Street, N.W., (Square 42, Lot 847).

HEARING DATE: July 16, 1986  
DECISION DATE: July 16, 1986 (Bench Decision)

FINDINGS OF FACT:

1. The site is located on the northwest corner of the intersection of 23rd and G Streets, N.W. and is known as premises 700-18 23rd Street, and 2301-29 G Street, N.W. It is in an R-5-C District.

2. The lot is within the area of the approved campus plan. Under the campus plan, 2700 to 3000 parking spaces are required. Due to planned construction and parking spaces being gained and lost, the university has a need to maintain its parking inventory.

3. The lot provides 105 parking spaces. There is an attendant on duty until 10:00 P.M., Monday through Friday. At night and on weekends the lots are chained off.

4. The continued use of the parking lot was last approved by BZA Order No. 13548, dated December 21, 1981, for a period of 5 years.

5. The university proposes to continue the use of the lots as previously authorized in BZA Order No. 13548.

6. Pursuant to Paragraph 3101.46 the application was submitted to the District of Columbia Department of Public Works (DPW) for review and report. In a report, dated July 1, 1986, the DPW has no objection to the approval of this application. The DPW noted how clean and well maintained the lots appeared and the lack of any adverse impact on the surrounding neighborhood.

7. Friendship Lodge No. 12, in a letter dated June 24, 1986, expressed their support for the application. The lodge noted that no difficulty with the parking lots had occurred. Further, the lodge was concerned that if the

application was denied serious parking problems would be created.

8. The applicant received no complaints regarding the operation and maintenance of the lot.

9. There was no opposition to the application at the public hearing or of record.

CONCLUSIONS OF LAW:

Based on the record, the Board concludes that the applicant is seeking a special exception, the granting of which requires the proposal meet the requirements of Paragraph 3101.46 and that relief requested under Sub-section 8207.2 can be granted as in harmony with the general purpose and intent of the Zoning Regulations and the relief requested will not tend to affect adversely the use of neighboring property.

The Board concludes that the requested parking lot is consistent with the approved campus plan for the university. The proposed use has not been and will not be objectionable because of noise, traffic or number of users in the lot. The Board further concludes that the proposed use is a valid university function and as an interim use, may be permitted under the Zoning Regulations. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

- A. Approval shall expire on November 14, 1987.
- B. The applicant may use the lot for parking of maintenance and service vehicles up to one and one half in weight, for recreational vehicles and pick-up trucks of students, faculty, staff and visitors provided they are no larger than the normal parking spaces, as well as parking for automobiles.
- C. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- D. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- E. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- F. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy

growing condition and in a neat and orderly appearance.

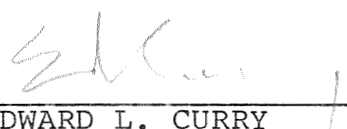
G. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

H. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

VOTE: 5-0 (Maybelle T. Bennett, Paula L. Jewell, Charles R. Norris, William F. McIntosh and Carrie L. Thornhill to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
EDWARD L. CURRY  
Acting Executive Director

FINAL DATE OF ORDER: AUG 29 1986

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS.

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